# MARYLAND HISTORICAL TRUST DETERMINATION OF ELIGIBILITY FORM

DETERMINATION OF ELIGIBILIT	IY FORM no
Property Name: The Gartner House	Inventory Number: M: 21-251
Address: 320 E. Diamond Avenue	Historic district: yes X no
City: Gaithersburg Zip Code: 20877	County: Montgomery
USGS Quadrangle(s): Gaithersburg	
Property Owner: Archstone Westchester at Old Town LP T	ax Account ID Number: 09-00833616
Tax Map Parcel Number(s): 991 Tax Map Number	r: FT52
Project: Westchester at Old Town Apartments Agency:	U.S. Department of Housing and Urban Dev
Agency Prepared By: EHT Traceries	
Preparer's Name:	Date Prepared: 1/15/2010
Documentation is presented in:	
Preparer's Eligibility Recommendation: Eligibility recommended	X Eligibility not recommended
Criteria: A B C D Considerations: A B	CDEFG
Complete if the property is a contributing or non-contributing resource	to a NR district/property:
Name of the District/Property:	
Inventory Number: Eligible: yes	Listed: yes
Site visit by MHT Staff yes X no Name:	Date:
Description of Property and Justification: (Please attach map and photo)  THE GARTNER HOUSE  STATEMENT OF SIGNIFICANCE  The Gartner House located at 320 East Diamond Avenue was initially constructed is a funeral home and furniture making business located on the adjacent parcel (316 E were purchased by brothers Ernest and George Gartner in 1919. Ernest Gartner, where subsequently made major alterations and additions to the house, resulting in the built 1932 that destroyed the neighboring commercial building, Gartner constructed the leaders of the subsequently made major alterations and additions to the house, resulting in the built subsequently made major alterations and additions to the house, resulting in the built subsequently made major alterations and additions to the house, resulting in the built subsequently made major alterations and additions to the house, resulting in the built subsequently made major alterations and additions to the house, resulting in the built subsequently made major alterations and additions to the house, resulting in the built subsequently made major alterations and additions to the house, resulting in the built subsequently made major alterations and additions to the house, resulting in the built subsequently made major alterations are subsequently made major alterations and additions to the house, resulting in the built subsequently made major alterations are subsequently made major alterations and additions to the house, resulting in the built subsequently made major alterations are subsequently made major alterations and additions to the house, resulting in the built subsequently made major alterations are subsequently made major alterations are subsequently made major alterations and additions to the house, resulting in the built subsequently made major alterations are subsequently made major alterations and additions are subsequently made major alterations and additions are subsequently made major alterations and additions are subsequently made major alterations.	ast Diamond Avenue). The house and business no resided in 320 East Diamond Avenue, Iding's current configuration. After a fire in
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NR Eligible: yes

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district. Following the arrival of the Baltimore and Ohio Railroad in 1873, the center of town shifted to the intersection of Diamond and Summit Avenues, a planning district now referred to as Olde Towne. The commercial prosperity of the business district spurred residential growth in Gaithersburg in the first decades of the twentieth century. Blocks of modest, vernacular houses, such as the Gartner House, were constructed for Gaithersburg's middle-class merchants, professionals, shopkeepers, and laborers. Dating to the early twentieth century, the Gartner House is an example of the types of houses that were constructed in Gaithersburg in the first decades of the twentieth century, but does not by itself represent this period in the town's development. Additionally, the Gartner House is an example of the vernacular architecture common in Gaithersburg in the early twentieth century. Therefore, the Gartner House is not recommended eligible for individual listing on the National Register of Historic Places.

# HISTORIC CONTEXT

The City of Gaithersburg

Gaithersburg emerged in the mid eighteenth century from a group of large plantations located along Frederick Avenue, a former Native American trail that connected the port of Georgetown with the agricultural hinterland in Montgomery County and beyond. Planters shipped their crops--tobacco at first, then later corn and wheat--along the 'George Town-Frederick Town' Road to the docks and gristmills on the Potomac River. Although Montgomery County was primarily agricultural, settlements like Gaithersburg materialized along major transportation routes to provide travelers with services and accommodations (1).

Throughout the nineteenth century, Gaithersburg slowly developed into an agricultural service center focused on the intersection of Frederick and Diamond Avenues. It was not, however, until the arrival of the Baltimore and Ohio Railroad in 1873 that the town was transformed into a prosperous entrepot: "the Heart of Montgomery County." The fast and cheap rail transportation reinvigorated agriculture in Montgomery County (2). In Gaithersburg, grain mills lined up along the B&O Railroad to process the steady supply of crops. One resident observed: "This formerly humble village, situated in the centre of our county, has since the completion of the railroad developed a trade and importance hitherto thought impossible. More wheat is now annually delivered here than was formerly grown in the whole county" (3).

After the arrival of the Baltimore and Ohio Railroad in 1873, the intersection of Diamond and Summit Avenues quickly supplanted the intersection of Frederick and Diamond Avenues as the center of town. Commercial development in this area was spurred by the mills and railroad-related industries located between Diamond Avenue and the B&O Railroad. Although many of the initial businesses centered on Diamond and Summit Avenues reflected the town's status as an agricultural center, by the 1890s the business district had diversified to include John Belt's mercantile store, reportedly the largest general store in the county, Samuel Goyd's Grocery Store, and a pharmacy, Diamond Drug. The First National Bank of Gaithersburg opened on the northeast corner of Diamond and Summit Avenues in 1891, marking Gaithersburg's maturation as a center of commerce in Montgomery County (4)

Commercial prosperity spurred residential growth in Gaithersburg in the first decades of the twentieth century. New houses were required for the town's growing number of merchants, professionals, shopkeepers, and laborers. Gaithersburg also attracted retired farmers and government employees that commuted to work in Washington, D.C. Between 1900 and 1930, blocks of single-family detached houses developed at the outskirts of the main commercial node, including the houses on East Diamond Avenue west of the intersection of Summit Avenue. These houses were constructed for middle-class households--they were modestly sized and conservative in form and detail. Initially, the design and detail of these vernacular houses were inspired by Victorian-era precedents in Gaithersburg. As the century progressed, however, the houses on Diamond Avenue exhibited elements of modern, post-Victorian-era styles, including the four square form and craftsman inspired details (5).

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Gaithersburg experienced tremendous growth in the latter decades of the twentieth century as federal facilities and Interstate 270 pulled suburban growth from Washington, D.C. into Montgomery County. In 1950, Gaithersburg had fewer than 2,000 residents; by 1980, its population exceeded 26,000 (6). Despite the introduction of large scale commercial, office, and residential developments, Gaithersburg still retains several twentieth-century single-family houses on Diamond Avenue near its commercial core (7).

The Gartner House: 320 East Diamond Avenue

The house located at 320 East Diamond Avenue, commonly referred to along with 316 East Diamond Avenue as the Gartner-Sandison Funeral Home, is the product of several building campaigns conducted by its first two owners between 1901 and 1932. The main block of the house was constructed circa 1901 by Alexander Carlisle. This house was expanded by its subsequent owner, Ernest Gartner. In 1924, Gartner substantially altered the form of the house, encompassing it within a new building envelope. Furthermore, the house was covered in stucco following a fire on the property in 1932. Therefore, the house located at 320 East Diamond Avenue currently appears as it was redesigned by Ernest Gartner between 1924 and 1932.

The first house located at 320 East Diamond Avenue was constructed circa 1901 by Alexander Carlisle. The son of a leading Gaithersburg citizen, David G. Carlisle, Alexander Carlisle (born in 1873) was listed as a livery stableman living in Gaithersburg in the 1900 U.S. Census (8). In 1901, Carlisle purchased one acre of land along East Diamond Road from Eleanor S. Ranney (9). It is presumed that Carlisle constructed his house at what is now designated as 320 East Diamond Avenue soon thereafter. The 1894 Maddox Map of Gaithersburg shows this lot as being unimproved, which implies that Ranney, who acquired the property from John B. Diamond in 1880, had not built on the lot prior to selling it to Carlisle (10). According to the 1910 U.S. Census, Carlisle resided in the house with his wife Mary W. (Coomes) and their two children, Mannie and John (11).

As livery stables were quickly becoming a relic of a past transportation era, Carlisle sold his business soon after moving to Diamond Avenue. In 1906, he purchased the lot adjacent to his house to the west (now 316 East Diamond Avenue) and constructed two commercial buildings for his new career as a furniture maker and undertaker. Carlisle constructed his furniture shop and funeral home from materials he salvaged from the Forest Oak Methodist Episcopal Church, which was built on Frederick Avenue in 1867 (12).

The 1914 Sanborn Fire Insurance Map shows Carlisle's house located to the east of his business, set back from Diamond Avenue approximately 75 feet. As originally constructed, the two-story house was L-shaped in plan with a front porch and an ell extending from the northwest elevation of the main block. To the west of the house along Diamond Avenue was the furniture and undertaking business, which was located in two buildings (316 and 318 East Diamond Avenue) separated by a driveway. To the rear of the house was a small secondary dwelling (possibly an employee's residence) and three outbuildings that included a hearse and carriage house, a two-story stable, and a shed. A garage and shed were also located behind the furniture shop (13).

In 1919, Carlisle sold the house and his business to brothers Ernest C. and George M. Gartner (14). The Gartners consolidated the business into a single storefront (316 East Diamond Avenue) and demolished the other commercial building (15). Ernest Gartner, who became the sole owner of the business and properties after 1923, also made extensive renovation to 320 Diamond Avenue, where he resided. In 1924, he substantially altered the form of the house, expanding the main block to its present configuration. He also installed the wrap-around front porch (16). On August 17, 1932, a devastating fire destroyed the funeral home located at 316 East Diamond Avenue. The fire also destroyed several outbuildings on the property (17). After the fire, Gartner constructed the commercial building that presently stands at 316 East Diamond Avenue. He also remodeled the house, giving it an appearance to match the new commercial building. The secondary dwelling to the rear of 320 Diamond Avenue was rebuilt and expanded following the fire (it was destroyed by a lighting strike in 1940); the stable was also rebuilt--it continues to serve as a garage or

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storage space (18).

The funeral home business remained in the Gartner family until 1987. Ernest Gartner was married and had two daughters a year apart in age, Rosabell and Annie, who was named after her mother. Rosabell married Forte Sandison, who she met in 1934 when he rented a room at 320 Diamond Avenue. Then a new pharmacist at Barnett's Drugstore, Sandison later became the head of pharmacy at Sibley Hospital. Rosabell and Forte Sandison took over the Gartner Funeral Home business after her mother's death in 1950 (19). In 1977, Ernest Gartner transferred ownership of the 316 and 320 Diamond Avenue to his daughter (20); he died two years later in 1977 (21). Rosabell Sandison died in 1983. Following her death, the property was sold to the Olde Towne Professional Park Partnership, which converted both buildings into law offices (22).

The Gartner House is currently vacant pending the redevelopment of the site as a mixed-use development containing multi-family residential (rental) housing and retail. The redevelopment of this section of East Diamond was recommended in the City of Gaithersburg's Olde Towne District Master Plan (approved in 2003) as a means of revitalizing this area of the town.

#### ARCHITECTURAL DESCRIPTION

#### Site Description

This dwelling is located on the north side of East Diamond Avenue and is set back approximately 60 feet from the street. The grassy lot slopes to the north and contains mature trees and shrubs. Foundation plantings are located around the dwelling and a row of trees lines the eastern edge of the property. A concrete walkway extends from the main entry of the house to the public brick sidewalk fronting the property. An asphalt paved driveway enters the property southwest of the house and extends past the dwelling to a garage located north of the house. Asphalt paved parking lots are located to the south and north of the house. A concrete handicap ramp lined with a metal railing extends from the east side of the porch and wraps around to a concrete walkway located at the rear of the dwelling.

#### Dwelling

The single dwelling at 320 East Diamond Avenue was constructed circa 1924. According to oral histories, the dwelling incorporated the framing of an earlier house that was constructed circa 1901. Historic Sanborn Insurance Maps document the previous house, which had an L-shaped form. The current dwelling is located in the same location and is much larger than the previous house shown on the 1914 and 1924 Sanborn maps. Any evidence of the original dwelling is not visible from the exterior. Today, the house remains in the same configuration that was documented on the 1930 Sanborn map.

This dwelling has a square plan and its design is reminiscent of the American Foursquare, which was a popular and common form in the 1920s. The house is three bays wide and three bays deep. It shows the influence of both the Craftsman and the Colonial Revival styles. The house sits on a solid foundation and is constructed of wood-frame that has been covered with stucco. The hipped roof is covered with square-butt slate shingles and has wide overhanging eaves, a boxed cornice, a plain frieze, and ovolo bed molding. Pedimented dormers pierce the roof on the façade (south elevation) and side (east and west) elevations. The front-gable roofs are covered with square-butt slate shingles and have overhanging eaves and an ogee-molded cornice. The cheeks of the dormer and the tympanum are covered with stucco. The dormer on the façade holds three 3/1, double-hung, wood-sash windows, while the side dormers hold paired window openings. Interior brick chimneys with corbeled caps are located on the western and northern slopes of the roof. The main entry to the dwelling is located in the easternmost bay of the façade. The single-leaf paneled wood door has multiple lights and is flanked by sidelights. Window openings on the building all hold 3/1, double-hung, wood sash set in wide square-edge wood surrounds with back banding. The first story of the façade holds paired openings. The second story

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of the facade has a paired opening in the center bay that is flanked by single openings on the outer bays. A one-story wraparound porch extends across the façade and to both side elevations. The porch sits on a solid foundation that is faced with stretcher-bond bricks. The half-hipped roof is covered with standing-seam metal and has wide overhanging eaves. The porch is five bays wide on the façade and is marked by segmentally arched openings. Square posts that have been stuccoed rest on brick piers and help support the roof. Concrete steps with a metal railing provide access to the porch and the main entry. The westernmost bay of the porch serves as a porte cochere. The portion of the porch that lines the east elevation of the dwelling is enclosed. It has the same material treatment as the main block and is fenestrated with paired windows. The second story of the east elevation holds three single window openings and a single-leaf paneled wood door with lights. Wood steps that lead to the rear elevation provide access to this entry. A one-story, square bay projects from the west elevation of the house. One bay wide, it is located to the immediate north of the porch and has the same material treatment as the main block. It is capped by a shed roof of standing-seam metal. Paired window openings are on the west side of the bay, while single openings are on the north and south sides. Single window openings are located on the first and second stories of the west elevation of the house. The rear elevation holds single window openings. A one-story, three-bay-wide enclosed porch is located on the rear elevation of the main block. The wood-frame porch is covered with stucco and sits on a solid foundation. It has a half-hipped roof of standing-seam metal with wide overhanging eaves and a plain frieze. Single and paired window openings pierce the porch. Openings on the rear (north) and east elevations are smaller than standard size. A single-leaf paneled wood door is located on the north elevation in the easternmost bay. It is sheltered by a shed-roof hood supported by a panel of lattice. A bulkhead is located to the east of the porch.

#### Garage:

A garage is located approximately 160 feet north of the dwelling, along the northern edge of the property. Based on its form, materials, construction methods, and documentation on historic maps, the garage appears to have been constructed circa 1932. As early as 1914, a two-story stable was noted on the Sanborn map in this location. By 1930, it was noted as a one-and-a-half-story stable that had been converted to a garage. In 1949, a one-story garage is shown in its current location and with a pent roof. A one-story addition on the east side is no longer extant. The one-story garage is two bays wide and one bay deep. It sits on a solid concrete foundation and is constructed of wood-frame covered with sheets of plywood. The materials of the shed roof were not visible. A pent roof spans the façade (south elevation) and is covered with asphalt shingles. A sliding wood door on a rail and a replacement single-leaf flush wood door are located on the façade. A small fixed window is located on the east (side) elevation.

#### Assessment of Integrity

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The National Register has identified seven aspects of integrity: Location; Design; Setting; Materials; Workmanship; Feeling; and Association. The Gartner House retains its original location at 320 East Diamond Avenue, east of the intersection with Summit Avenue in Gaithersburg. Although the original 1901 house was substantially altered in the 1920s and 1930s, the Gartner House retains integrity of design from this latter period of construction. The setting, or physical environment, of the Gartner House was altered in the late twentieth century by the introduction of a thee-story apartment building complex on the parcel to the east of the house. This apartment building removes the Gartner Building from the row of single-family houses that continues to the east of the apartment building on East Diamond Avenue. However, the Gartner House retains its setting on the fringe of the commercial core of Gaithersburg next to the Garnter Funeral Home. Thus, its physical environment retains sufficient integrity to convey the character of the property. The Gartner House also retains integrity of its materials and workmanship that date from the 1920s and 1930s. The form, architectural features, and exterior finishes of the house generally remain intact and in good condition. Although it is currently vacant and no longer functions as a residence, the Gartner House continues to read as a house and is able to convey its association with the history of the town. Therefore, in addition to integrity of location, design, materials and workmanship, the

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Gartner House retains sufficient integrity of feeling and association.

#### ELIGIBILITY FOR THE NATIONAL REGISTER OF HISTORIC PLACES

The Gartner House is not recommended eligible for the National Register of Historic Places as an individual resource. The building is not representative of events that have made a significant contribution to the broad patterns of history (Criterion A). The house was constructed circa 1901 as a residence for the owner of the adjacent funeral home and furniture shop; it continued in this capacity until it was converted into offices in 1987. Although the Gartner House is an example of the types of houses that were constructed in Gaithersburg in the first decades of the twentieth century, it does not by itself represent this period in the town's history. It is one of several extant residential properties on East Diamond Avenue dating from the early twentieth century. The Gartner House is not associated with the lives of significant persons in our past (Criterion B). Although the Gartners were longtime residents of Gaithersburg and the owners of a well-known local business, they did not have a significant effect on local or national history. Finally, the Gartner House does not embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value (Criterion C). The Gartner House is an example of a vernacular house with elements derived from the Craftsman and Colonial Revival styles. The house acquired this form and appearance after an extensive renovation in 1924 and repairs following a fire in 1932. The Gartner House is an example of the vernacular architecture common in Gaithersburg in the early twentieth century, a period in which the town experienced an expansion of its residential neighborhoods. Many houses from this period, including the Gartner House, are modest, architecturally conservative buildings that were designed for middle-class households and are best understood in a larger context. The Gartner House was not evaluated for its potential to yield historical information (Criterion D).

## **FOOTNOTES**

- 1. The City of Gaithersburg, Gaithersburg: A History of A City (Charleston, SC: Arcadia Publishing, 2002), 11-12, 31.
- 2. Richard K. MacMaster and Ray Eldon Hiebert, A Grateful Remembrance: The Story of Montgomery County, Maryland 1776-1976 (Rockville, MD: Montgomery County Historical Society, 1976), 201-211.
- 3. The City of Gaithersburg, Gaithersburg: A History of A City (Charleston, SC: Arcadia Publishing, 2002), 94.
- 4. Elizabeth B. Witgall, ed., Gaithersburg: The Heart of Montgomery County (City of Gaithersburg, MD, 1978), 83-91.
- 5. David Sutton, "G'burg Architecture Reflects Times," The Gazette (Montgomery County), 29 April 1992.
- 6. Steve Dryden, "Gaithersburg," Bethesda Magazine (November/December 2009): 100-112.
- 7. City of Gaithersburg, 2003 Master Plan: Historic Preservation (City of Gaithersburg, MD: 2007), 26-31. Available online: http://www.gaithersburgmd.gov/Documents/masterplan/historic pres element 100107 adopt.pdf.
- 8. Ancestry.com. 1900 United States Federal Census [database online] (Provo, UT, Ancestry.com Operations, Inc., 2004), Gaithersburg, Montgomery County, Enumeration District 61, Sheet 4A.
- 9. Montgomery County Land Records, Liber TD 17, Folio 409, 11 June 1901.
- 10. C. J. Maddox, Map of Gaithersburg Showing Corporate Limits, Streets and Building Lines Made from Actual Survey, August 1894 (Montgomery County Historical Society Library, Map Folder 25, Part I).
- 11. Ancestry.com. 1910 United States Federal Census [database online] (Provo, UT, Ancestry.com Operations, Inc., 2004), Gaithersburg, Montgomery County, Enumeration District 66, Sheet 2A.
- 12. Elizabeth B. Witgall, ed., Gaithersburg: The Heart of Montgomery County (City of Gaithersburg, MD, 1978), 93-95.
- 13. Sanborn Map Company, Gaithersburg, Montgomery County, Maryland (New York, NY: Sanborn Map Company, January 1914).
- 14. Montgomery County Land Records, Liber PBR 290, Folio 459, 1 October 1919.
- 15. Sanborn Map Company, Gaithersburg, Montgomery County, Maryland (New York, NY: Sanborn Map Company, November 1924).

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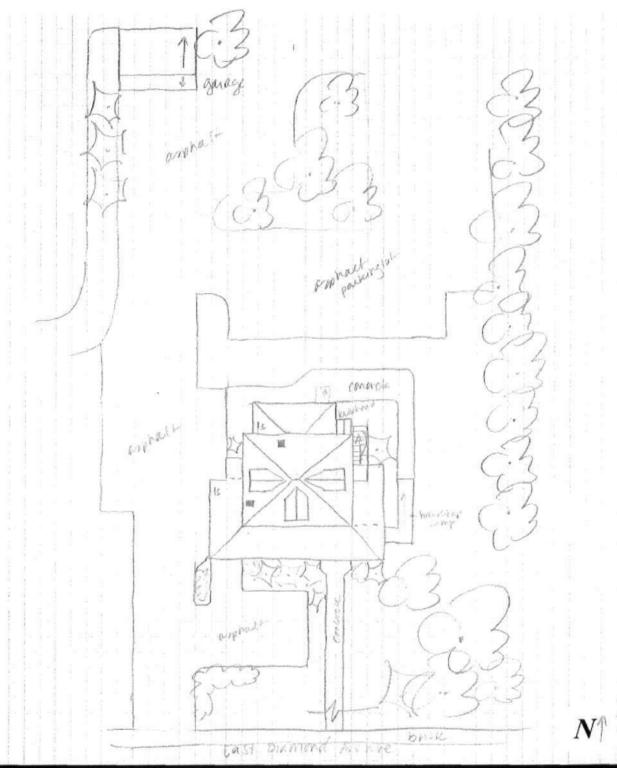
#### The Gartner House

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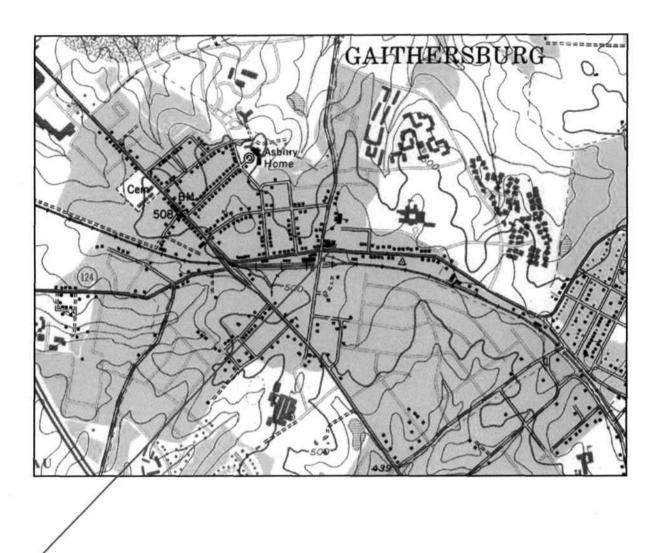
- 16. Gail Littlefield, Carlisle/Gartner/Sandison Home Maryland Inventory of Historic Properties Form (Gaithersburg, MD: ArcHistory, September 2005), 8.3-8.5; Sanborn Map Company, Gaithersburg, Montgomery County, Maryland (New York, NY: Sanborn Map Company, May 1930).
- 17. History of Gaithersburg: Extracts from Pageant Dialog for 1950 Celebration (Montgomery County Historical Society Vertical Files).
- 18. Gail Littlefield, Carlisle/Gartner/Sandison Home Maryland Inventory of Historic Properties Form (Gaithersburg, MD: ArcHistory, September 2005), 8.3-8.5; Street and Property Index at the Gaithersburg Community Museum for 320 East Diamond Avenue.
- 19. Gail Littlefield, Carlisle/Gartner/Sandison Home Maryland Inventory of Historic Properties Form (Gaithersburg, MD: ArcHistory, September 2005), 8.3-8.5.
- 20. Montgomery County Land Records, Liber HMS 5015, Folio 0756, 2 September 1977.
- 21. Ancestry.com. Social Security Death Index [database online] (Provo, UT, Ancestry.com Operations, Inc., 2004).
- 22. Montgomery County Land Records, Liber HMS 8087, Folio 0327, 21 December 1987.

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-	Reviewer, National Register Program							Date				

# RESOURCE SKETCH MAP THE GARTNER HOUSE M: 21-251



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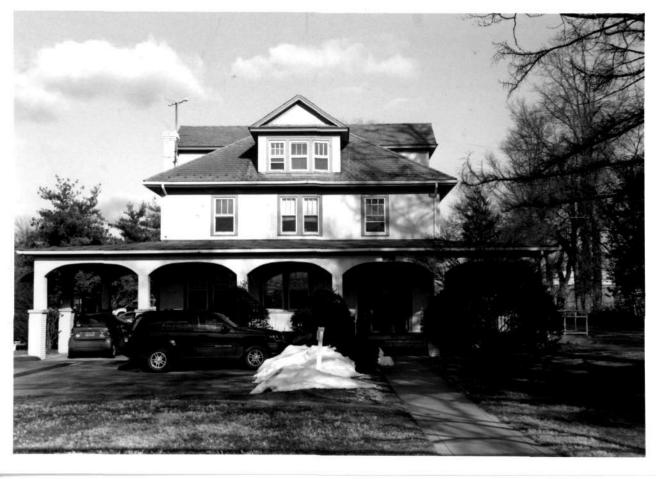
The Gartner House; M: 21-251

320 East Diamond Avenue

Gaithersburg, MD 20877 Eastern Maryland/D.C. (DC, MD) Quadrangle [Gaithersburg]

USGS Topographic Map, 1979

EHT Traceries, Inc., 2010



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M1. 21 - 251 THE BARTHER HOUSE 320 EAST DIAMOND ANEMUE, GAITHERS BURG OH, MALES PSOUNDATION EMT TRACELIES 11512010 MD SMPD CEAL AND WEST FACKOES, WORLHO SE 3110



M:21-251 THE GARAGE HOUSE 320 EXST DIMEND NEWE, WATERSBURD MONTOONERY CONTY, MD ENT TRAVELIES 1/5/2010 MD SMP 6 PEAR FALADE, LOOKING HOLTY 4110



M:21-251 THE GHETNER MOSE 320 EAST DIAMOND AVENUE, LAMMESSIVELD MONTHONERY WASHONINGH EHT TRAUDENES 1 5 2010 MO SHOO EAST AND BEAL PALMOES, LOUKING SW 5/10



M: 21-251 THE WHENTER HOUSE 320 EAST DIMMOND NIEWE, WHITMERS BURG OH, MEND MANDOTHAN ENT TRAVOURS 115/2010 MD SMPD WIN UPD EKT FACKDES, WOKING HU 6/10



M: 21 - 251 THE WHETHER MOUSE 320 EAST DIMMEND NENUE, LATTHERSBURG MALON MANONHOM ENT TEXCEPIES 1/5/2010 MD SOPD FIRST FUNDE STAIR LASE, WOKING NE 7/10



M121-251 THE GRETHER HOUSE 320 EAST DAMOND NIEWE, GATTHERSBURG EM, MANO PROMODEROM ENT TRACORIES 1/5/2010 MO SMPO FIRST FROM LIVING YEAR FACING SWITH 8/10



4:21-251 THE CHETHEL HOUSE 320 EAST DIMINOND NEWE, BAITMORSBURG MONTHONORY CONTY, MD ENT TRACERIES 1/5/2016 MDSNPO 48hMD FLOOR BODROOM (SW), FACIHOSW 9/10



M: 21-251 THE BREAKER HOUSE 310 EAST DIAMOND AVENUE, GRITNERS BULLO HONDONCHY WONT, MD EMT PRACERIES 115/2010 MOSNED WHERE SOUD AT WELL OF PROPERTY WOKING HORTHWEST 10/10